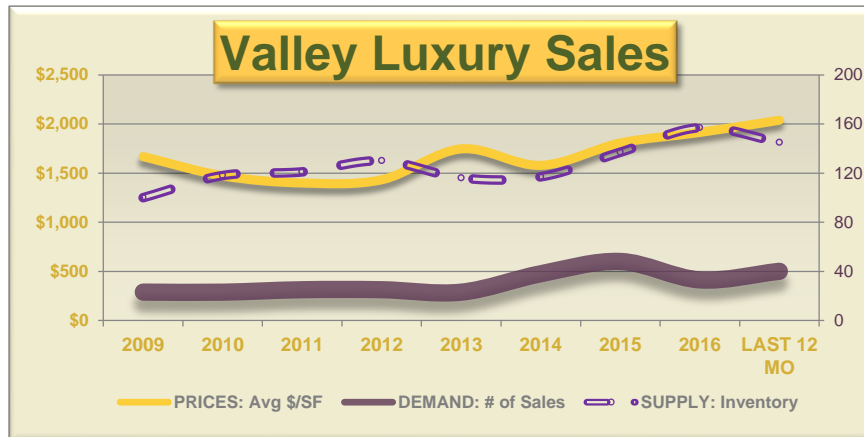




'Luxury' is defined as property priced over \$7.5 million, nearly always limited to single family homes or ranches.



Inventory 145 -12% from Jun 2016: 164 <hr style="width: 50%; margin: 0 auto;"/> Current Avg. Asking Price: \$15,726,628	Avg Sales Price/SF \$2,037 14% from Jun 2016: \$1,783 <hr style="width: 50%; margin: 0 auto;"/> Current Avg. Asking Price/SF: \$2,415	Sales Last 12 Mo 40 -14.9% from Jun 2016: 47 <hr style="width: 50%; margin: 0 auto;"/> Average Sold Price: \$12,716,296 Median Sold Price: \$10,587,500
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total luxury sales

	inventory		pending			closed		closed			
	at 06/30/2017	at 06/30/2017	last 12 mo	change	prev 12 mo	2017 YTD	2016 YTD	2016	2015	2014	2013
Number	145	18	40	-15%	47	22	15	33	48	38	23
Dollar Volume	\$2,280,360,999	\$228,795,000	\$488,793,521	-10%	\$541,450,776	\$279,758,521	\$145,361,943	\$354,396,943	\$611,035,833	\$458,717,886	\$320,643,000
Avg Price/SF	\$2,415	\$2,639	\$2,037	14%	\$1,783	\$1,986	\$1,699	\$1,913	\$1,806	\$1,578	\$1,746
Avg Price Paid			\$12,219,838	6%	\$11,520,229	\$12,716,296	\$9,690,796	\$10,739,301	\$12,729,913	\$12,071,523	\$13,941,000
Lowest Selling Price			\$7,500,000	0%	\$7,500,000	\$7,600,000	\$7,500,000	\$7,500,000	\$7,500,000	\$7,500,000	\$7,500,000
Highest Selling Price			\$30,000,000	2%	\$29,500,000	\$30,000,000	\$15,000,000	\$24,000,000	\$29,500,000	\$26,000,000	\$44,000,000
Avg Asking Price	\$15,726,628	\$12,710,833	\$13,718,250	4%	\$13,240,957	\$14,281,591	\$11,110,533	\$12,157,364	\$15,176,083	\$13,298,989	\$15,951,304
Lowest Asking Price	\$7,500,000	\$8,860,000	\$7,800,000	4%	\$7,500,000	\$7,800,000	\$7,975,000	\$7,975,000	\$7,500,000	\$7,750,000	\$7,595,000
Highest Asking Price	\$50,000,000	\$27,500,000	\$36,500,000	-26%	\$49,500,000	\$36,500,000	\$15,000,000	\$24,500,000	\$49,500,000	\$29,900,000	\$50,000,000
Avg Ask/Sold Discount			9.2%	-0.10	10.3%	8.3%	12.1%	11.2%	11.6%	9.1%	11.5%
Avg Days on Market	405	491	382	31%	291	479	263	263	303	303	414



aspen	inventory		pending		closed						
	at 06/30/2017	at 06/30/2017	last 12 mo	change	prev 12 mo	2017 YTD	2016 YTD	2016	2015	2014	2013
Number	105	16	34	-15%	40	19	11	26	42	36	19
Dollar Volume	\$1,742,090,999	\$206,345,000	\$432,833,521	-9%	\$476,205,776	\$252,958,521	\$111,616,943	\$291,491,943	\$530,535,833	\$441,317,886	\$231,912,500
Avg Price/SF	\$2,718	\$2,728	\$1,901	7%	\$1,775	\$2,026	\$1,779	\$1,749	\$1,777	\$1,585	\$1,601
Avg Price Paid			\$12,730,398	7%	\$11,905,144	\$13,313,606	\$10,146,995	\$11,211,229	\$12,631,806	\$12,258,830	\$12,205,921
Lowest Selling Price			\$7,500,000	0%	\$7,500,000	\$7,600,000	\$7,800,000	\$7,500,000	\$7,500,000	\$7,500,000	\$7,500,000
Highest Selling Price			\$30,000,000	2%	\$29,500,000	\$30,000,000	\$15,000,000	\$24,000,000	\$29,500,000	\$26,000,000	\$27,000,000
Avg Asking Price	\$16,591,343	\$12,896,563	\$13,999,412	2%	\$13,703,125	\$14,855,000	\$11,600,727	\$12,359,346	\$14,563,262	\$13,485,044	\$14,238,684
Lowest Asking Price	\$7,500,000	\$8,860,000	\$7,800,000	4%	\$7,500,000	\$7,800,000	\$7,975,000	\$7,975,000	\$7,500,000	\$7,750,000	\$7,595,000
Highest Asking Price	\$50,000,000	\$27,500,000	\$36,500,000	-26%	\$49,500,000	\$36,500,000	\$15,000,000	\$24,500,000	\$49,500,000	\$29,900,000	\$33,500,000
Avg Ask/Sold Discount			7.1%	-0.30	10.2%	7.2%	11.8%	9.0%	10.4%	8.9%	12.4%
Avg Days on Market	339	521	345	22%	282	410	210	240	295	300	392

snowmass village	inventory		pending		closed						
	at 06/30/2017	at 06/30/2017	last 12 mo	change	prev 12 mo	2017 YTD	2016 YTD	2016	2015	2014	2013
Number	24	1	3	-57%	7	3	4	4	4	2	3
Dollar Volume	\$290,480,000	\$9,950,000	\$26,800,000	-59%	\$65,245,000	\$26,800,000	\$33,745,000	\$33,745,000	\$39,850,000	\$17,400,000	\$61,730,500
Avg Price/SF	\$1,652	\$1,366	\$1,624	-11%	\$1,826	\$1,624	\$1,498	\$1,498	\$2,043	\$1,459	\$1,468
Avg Price Paid			\$8,933,333	-4%	\$9,320,714	\$8,933,333	\$8,436,250	\$8,436,250	\$9,962,500	\$8,700,000	\$20,576,833
Lowest Selling Price			\$7,650,000	2%	\$7,500,000	\$7,650,000	\$7,500,000	\$7,500,000	\$7,800,000	\$8,600,000	\$8,575,000
Highest Selling Price			\$10,100,000	-16%	\$12,000,000	\$10,100,000	\$10,595,000	\$10,595,000	\$12,000,000	\$8,800,000	\$44,000,000
Avg Asking Price	\$12,103,333	\$9,950,000	\$10,650,000	0%	\$10,600,000	\$10,650,000	\$9,762,500	\$9,762,500	\$11,036,250	\$9,950,000	\$23,115,000
Lowest Asking Price	\$7,795,000	\$9,950,000	\$8,500,000	3%	\$8,250,000	\$8,500,000	\$8,250,000	\$8,250,000	\$8,250,000	\$9,950,000	\$9,450,000
Highest Asking Price	\$24,950,000	\$9,950,000	\$12,500,000	-16%	\$14,900,000	\$12,500,000	\$12,900,000	\$12,900,000	\$14,900,000	\$9,950,000	\$50,000,000
Avg Ask/Sold Discount			15.1%	0.34	11.2%	15.1%	13.0%	13.0%	8.5%	12.6%	9.6%
Avg Days on Market	512	396	916	168%	342	916	409	409	246	356	692

rural woody creek to missouri heights	inventory		pending		closed						
	at 06/30/2017	at 06/30/2017	last 12 mo	change	prev 12 mo	2017 YTD	2016 YTD	2016	2015	2014	2013
Number	16	1	3		0	0	0	3	2	0	1
Dollar Volume	\$247,790,000	\$12,500,000	\$29,160,000		\$0	\$0	\$0	\$29,160,000	\$40,650,000	\$0	\$27,000,000
Avg Price/SF	\$1,355	\$2,498	\$3,723		\$0	\$0	\$0	\$3,723	\$1,913	\$0	\$5,326
Avg Price Paid			\$9,720,000		\$0	\$0	\$0	\$9,720,000	\$20,325,000	\$0	\$27,000,000
Lowest Selling Price			\$7,500,000		\$0	\$0	\$0	\$7,500,000	\$17,150,000	\$0	\$27,000,000
Highest Selling Price			\$13,410,000		\$0	\$0	\$0	\$13,410,000	\$23,500,000	\$0	\$27,000,000
Avg Asking Price	\$15,486,875	\$12,500,000	\$13,600,000		\$0	\$0	\$0	\$13,600,000	\$36,325,000	\$0	\$27,000,000
Lowest Asking Price	\$29,900,000	\$12,500,000	\$9,900,000		\$0	\$0	\$0	\$9,900,000	\$32,750,000	\$0	\$27,000,000
Highest Asking Price	\$7,895,000	\$12,500,000	\$17,000,000		\$0	\$0	\$0	\$17,000,000	\$39,900,000	\$0	\$27,000,000
Avg Original Price	\$0	\$0	\$13,833,333		\$0	\$0	\$0	\$13,833,333	\$41,125,000	\$0	\$27,000,000
Avg Ask/Sold Discount			29.8%		0.0%	0.0%	0.0%	27.9%	42.6%	0.0%	0.0%
Avg Days on Market	674	113	269		0	0	0	269	573	0	0